

**PARTIAL RELEASE  
OF  
NEGATIVE PLEDGE AGREEMENTS**

KNOW ALL MEN BY THESE PRESENTS, that **BANK OF AMERICA, N. A.**  
(successor by merger to **Fleet National Bank**), owner of certain Negative Pledge Agreements  
from **HYDE SCHOOL**, a Maine nonprofit corporation with a place of business in Bath, Maine  
("Hyde"), and **Hyde School at South Woodstock, Inc.**, a Connecticut nonprofit corporation with a  
place of business in Woodstock, Connecticut, dated as of March 1, 2004 and as of June 30, 2005  
and recorded in the Sagadahoc County Registry of Deeds in Book 2365, Page 167, and Book  
**2593**, Page **303**, respectively, does hereby acknowledge that for consideration received it does  
hereby release unto the said **HYDE SCHOOL** the following portion of the real estate subject to  
the above-described Negative Pledge Agreements:

Three (3) certain lots or parcels of land, together with the buildings and  
improvements situated thereon, and being known as 684 High Street, situated in  
the City of Bath, County of Sagadahoc and State of Maine, and bounded and  
described as follows:

Parcel I

A certain lot or parcel of land, together with all the buildings thereon,  
situated in Bath, in the County of Sagadahoc and State of Maine, and bounded and  
described as follows, to wit:

Beginning on the West side of High Street eleven (11) rods North of the  
road leading to Standish Mills, called the Western Avenue; thence running West  
twenty-five (25) rods on the North line of land now or formerly of Jacob P. Morse  
to the West line of the Rope Walk lot, so-called, and land formerly owned by  
Isaiah Crooker; thence North by said Crooker and Rope Walk line six (6) rods;  
thence East parallel with said Morse's North line about twenty-five (25) rods to  
High Street; thence southerly by said Street to the first mentioned bounds.

The above-described premises are subject to the rights of the State of  
Maine for highway purposes and a Notice of Layout and Taking dated March 17,  
1965 and recorded in the Sagadahoc County Registry of Deeds in Book 344, Page  
1.

For source of title, reference may be had to a certain instrument from Dorothy M. Rubin to Jean H. Youngren dated September 22, 1980 and recorded in the Sagadahoc County Registry of Deeds in Book 557, Page 73.

### Parcel II

A certain lot or parcel of land situated in Bath, in the County of Sagadahoc and State of Maine, and bounded and described as follows, to wit:

Beginning at a point on the North side of Western Avenue one hundred thirty-five (135) feet West of the intersection of the West side of High Street and the North side of Western Avenue, and running westerly along the North side of Western Avenue twelve (12) feet to property of one Donaldson; thence northerly by said Donaldson land, one hundred (100) feet to property now or formerly of one Carver; thence easterly by said Carver land twelve (12) feet to land formerly of Wentworth; thence southerly by the Wentworth land one hundred (100) feet to the North side of Western Avenue at the point of beginning. Meaning and intending to convey a rectangular parcel of land 100 feet by 12 feet.

### Parcel III

A certain lot or parcel of land, together with all the buildings thereon, situated in said Bath, and bounded and described as follows, to wit:

Beginning at a point on the West line of High Street in said Bath one hundred (100) feet northerly from the intersection of High Street and Western Avenue; thence running northerly by High Street eighty-six (86) feet, more or less, to land of Dorothy M. Rubin; thence westerly by said Dorothy Rubin's South line two hundred (200) feet; thence southerly by land formerly of Thibodeau eighty-six (86) feet, more or less, to land of one Donaldson; thence easterly parallel with Western Avenue and keeping a distance of one hundred (100) feet therefrom, by lands of said Donaldson and Fred and Ruth Wentworth two hundred (200) feet, more or less, to High Street and the point of beginning.

The above-described Parcels II and III are conveyed subject to the rights of the State of Maine for highway purposes and a Notice of Layout and Taking dated March 17, 1965 and recorded in the Sagadahoc County Registry of Deeds in Book 344, Page 1.

For source of title to Parcels II and III, reference may be had to a certain instrument from Harold J. Rubin to Jean H. Youngren dated September 22, 1980 and recorded in the Sagadahoc County Registry of Deeds in Book 557, Page 75.

Being the same premises conveyed to Hyde School by Riggs Bank, N.A., formerly known as The Riggs National Bank of Washington, D.C., Personal Representative of the Estate of Jean Hayes Youngren, by deed dated May 6, 1999 and recorded in the Sagadahoc County Registry of Deeds in Book 1683, Page 150\*

Provided, however, that the aforesaid Negative Pledge Agreements shall remain in full force and effect with respect to all of the other land owned by Hyde in the Town of Bath, Sagadahoc County, Maine

IN WITNESS WHEREOF, BANK OF AMERICA, N. A., has hereunto set its hand and seal this 3<sup>rd</sup> day of August, 2005.

BANK OF AMERICA, N. A.

*James P. Smith*  
Witness

By: *Stephen P. deCastro*

Stephen P. deCastro  
Its Vice President

STATE OF MAINE  
CUMBERLAND COUNTY

August 3<sup>rd</sup>, 2005

Personally appeared the above-named Stephen P. deCastro, in his capacity as Vice President of Bank of America, N. A., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Bank of America, N. A.

Before me,

*Sean F. Flood*  
Notary Public  
Print Name: Sean F. Flood  
My Commission Expires: \_\_\_\_\_

SEAN F. FLOOD  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPT 11, 2010

P:\dgalgay\HydeSchool\Partial Release of NegativePledge.doc

SAGADAHOC COUNTY

*Barbara J. Troth*  
Register of Deeds